

# Michael Dorgan

**AUCTIONEERS & VALUERS**

**For Sale By Private Treaty**

**Labbamologga**

**Mitchelstown**

**Co.Cork**

**Guide €64,950**



Michael Dorgan Auctioneers and Valuers are delighted to be able to offer this large C.1.25 acre elevated plot with mountain views to the market. Located in a most scenic area within short commute of Mitchelstown. The site has the benefit of a full grant of planning permission for a 2 storey dwelling & garage.

Ref No. 09/5038 (Recent extension of term).

The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for sale subsequently entered into.

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork  
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### Legend

Symbol: Tree

- (CB) 6 No. Fagus Sylvatica (Copper Beech) 40ft.
- (SB) 2 No. Betula Pendula (Silver Birch) 30ft.
- (HC) 3 No. Aesculus Hippocastanum (Horse Chestnut) 40ft.
- (CO) 1 No. Quercus Ilex (Common Oak) 40ft.
- (MA) 5 No. Cortus Aucuparia (Mountain Ash) 20ft.
- (CA) 3 No. Prunus Serrulata (Common Ash) 30ft.
- (S) 2 No. Acer Pseudoplatanus (Sycamore) 30ft.

Hedging

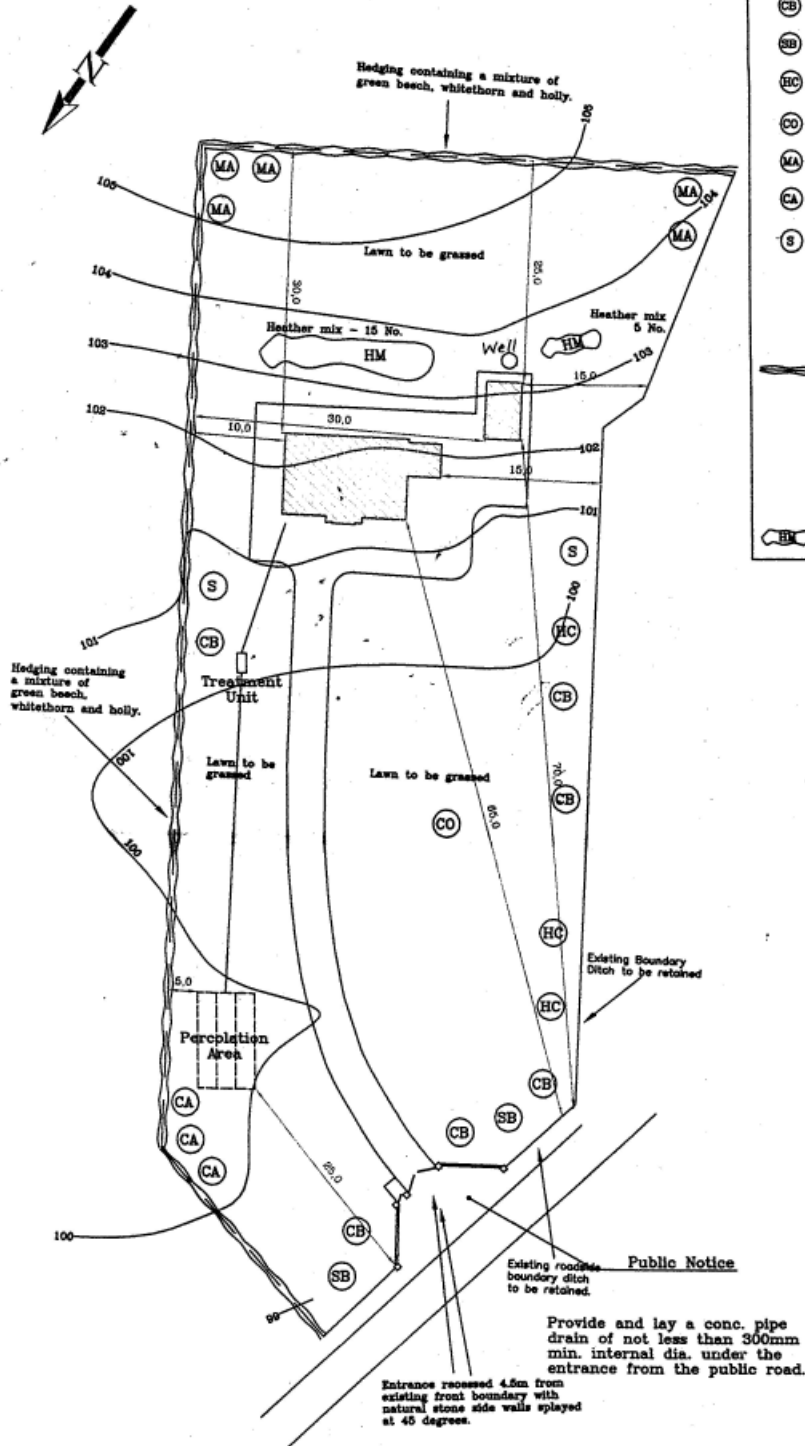
- 150 No. Cotoneaster Marquiana (Whitethorn)
- 200 No. Fagus Sylvatica (Copper Beech)
- 60 No. Ilex Aquifolium (Common Holly)

Hedging to be kept at a height of 6 - 8 ft.

HM: Heather

MA: Ash

- BM 20 No. Mixed Heathers



#### Notes

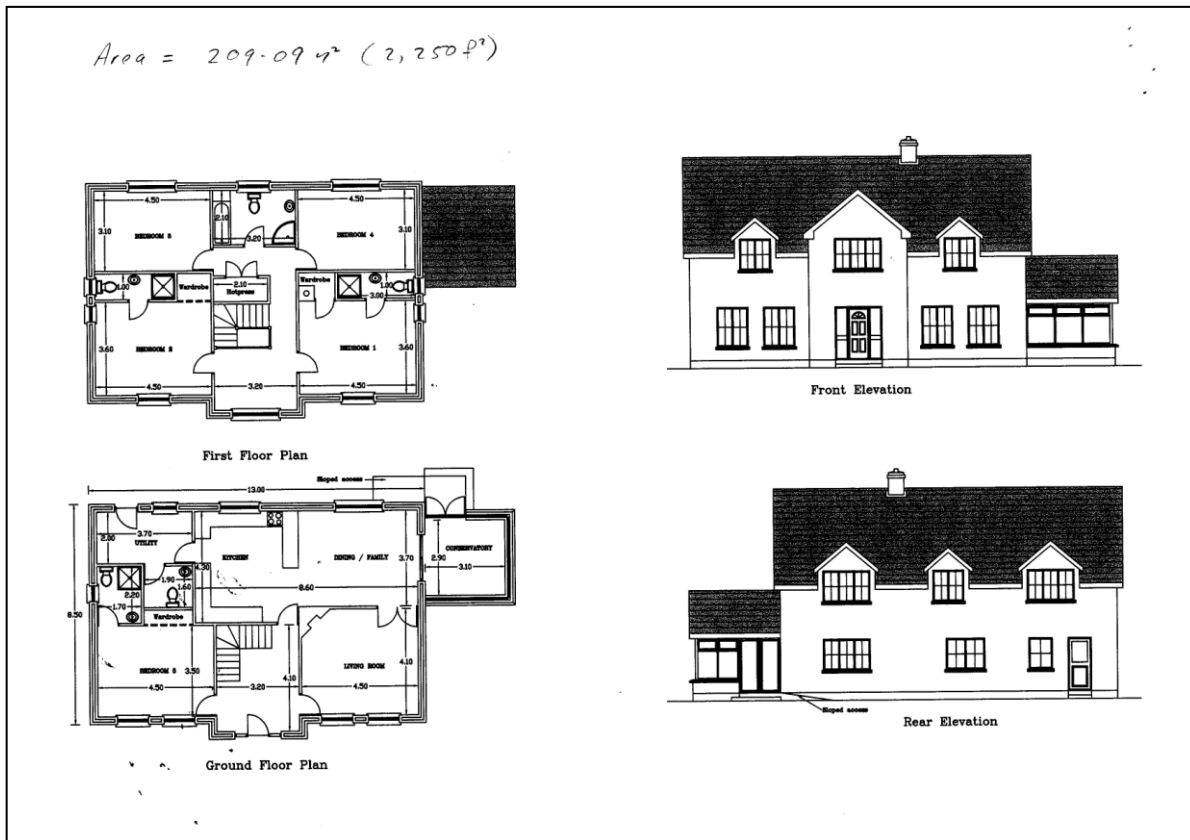
Existing roadside boundary shall be retained except where its removal is necessary for the construction of the proposed entrance. The existing south boundary ditch shall be retained. The two new boundaries (to the north & rear of the site) are to be planted with a mixed hedge containing beech, whitethorn and holly.

A variety of trees and heathers are to be planted on site as detailed on the landscaping plan. Planting to take place during first planting season after construction of house, trees to be staked and tied to prevent wind damage.

The species & quantities of trees and hedging with approximate height at maturity are shown in the legend.

## Features:

- Scenic Location
- Large site c.1.25 acres
- Short distance from the M8 motorway
- Scenic Location
- Site proposals for waste water completed





## Planning:

The site benefits from a grant of full planning permission.  
With recent extension of duration.

### Planning Enquiry System

Applications on Map (4)  
136454 [View Details](#)

Map Width: 126 metres  
Zoom In Zoom Out Reset   
Aerial Photos: [Show](#)

[Revise Query](#) [Result List](#)

#### Planning Application Details

##### Application Details

Planning Number: 136454  
Local Authority: Cork County Council  
Engineering Area: **Applicant Name:**  
Development Address: Labbamolaga Middle Mitchellstown

##### Application Status

Date Received: 20/12/2013  
Submissions By: 03/02/2014  
Due Date: 24/02/2014 #  
Decision: UNCONDITIONAL  
Decision Date (MO): 24/02/2014  
Application Status: APPLICATION FINALISED  
Grant Date: n/a  
# In accordance with Article 31 of the Planning and Development Regulations (2001), the Council may, on occasion, issue a planning decision within 3 days of the stated due date

##### Application Type

Type: EXTENTION OF DURATION  
Development Description: Storey and a half type dwellinghouse, domestic garage, proprietary effluent treatment system and percolation area and all associated site work, extension of duration of permission granted under Planning Reg. No. 09/5038





## Location:

The site is located outside Mitchelstown, just off the Kilfinane road.



## Services:

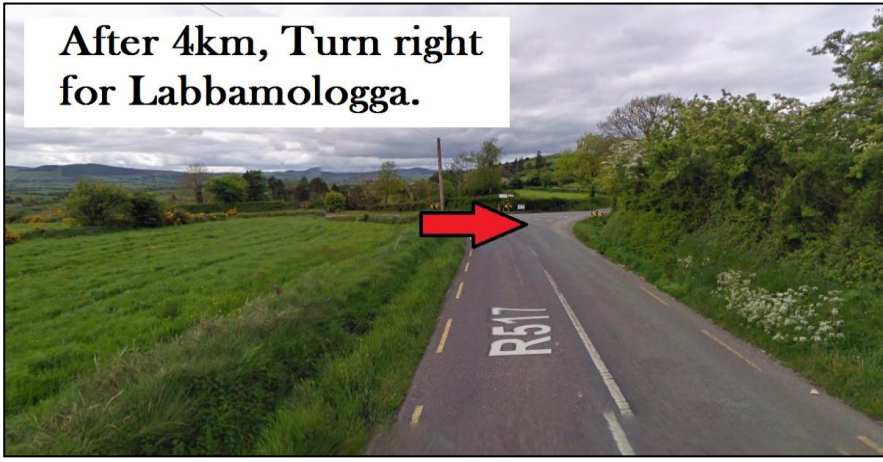
Electricity and Telephone.

## Directions:





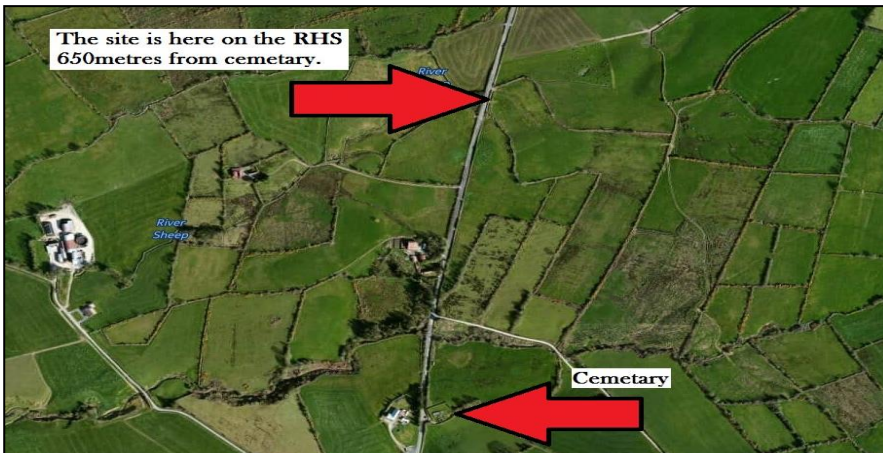
After 4km, Turn right  
for Labbamologga.



Pass cemetery & St. Molagas Bed on LHS.



The site is here on the RHS  
650metres from cemetery.



**Viewing:**

Strictly by appointment with Sole Agents:  
Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co.Cork  
025)85700

A logo for 'SITE FOR SALE' featuring a gavel icon. The text includes 'Michael DORGAN AUCTIONEERS &amp; VALUERS' and the phone number '025 85700'. The logo has a red and blue color scheme.